

# UNOFFICIAL COPY



16053190450

## JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on September 9, 2015, in Case No. 14 CH 08043, entitled FLAGSTAR BANK, FSB, vs. JUAN A. LARA, et al, and pursuant to which the premises hereinafter described

Doc#: 1605319045 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/22/2016 11:20 AM Pg: 1 of 6

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 10, 2015, does hereby grant, transfer, and convey to **FLAGSTAR BANK, FSB** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**THE SOUTH 40.42 FEET AS MEASURED ALONG THE EAST AND WEST LINES OF LOT 57 IN BELLAIRE MANOR UNIT NO. 2, A SUBDIVISION OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

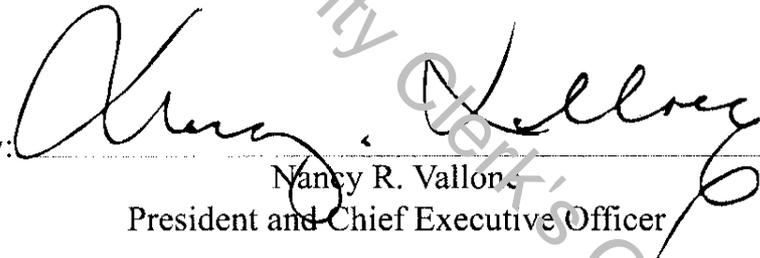
Commonly known as 1141 FULTON DRIVE, Streamwood, IL 60107

Property Index No. 06-27-407-033-0000 VOL. 0061

Grantor has caused its name to be signed to those present by its President and CEO on this 28th day of January, 2016.

The Judicial Sales Corporation

By:

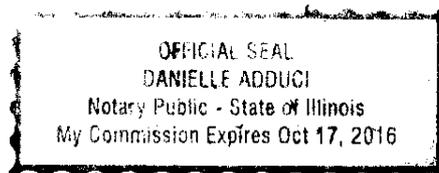
  
Nancy R. Vallone  
President and Chief Executive Officer

State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

28th day of January 2016

  
Danielle Adduci  
Notary Public



  
A REVIEWER

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**Judicial Sale Deed**

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/10/10  
Date

[Signature]  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

FLAGSTAR BANK, FSB

Contact Name and Address:

Contact: VIRGINIA BEANE  
Address: 5151 CORPORATE DRIVE  
Troy, MI 48098  
Telephone: 800-968-7700

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL, 60606  
(312) 541-9710  
Att. No. 40342  
File No. 14-9445

Property of Cook County Clerk's Office

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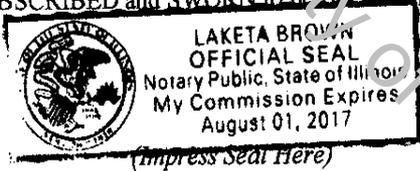
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 2/10/16

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 2/10/16

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

**UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE"), A CORPORATION ORGANIZED  
AND EXISTING UNDER THE LAWS OF THE  
UNITED STATES OF AMERICA,

Plaintiff,

-v.-

SUZETTE CHARNEFFE, AS HEIR/LEGATEE OF  
SHEILA J. GARDNER, SANDRA BURLEY, AS  
HEIR/LEGATEE OF SHEILA J. GARDNER, JANET  
SWANSON, AS HEIR/LEGATEE OF SHEILA  
J. GARDNER, JEFF GARDNER, AS HEIR/LEGATEE  
OF SHEILA J. GARDNER, SHARON HATHAWAY,  
AS HEIR/LEGATEE OF SHEILA J. GARDNER,  
UNKNOWN HEIRS AT LAW AND LEGATEES OF  
SHEILA J. GARDNER, WILLIAM P. BUTCHER, AS  
SPECIAL REPRESENTATIVE OF THE ESTATE OF  
SHEILA J. GARDNER, THE COMMONS OF  
SURREY WOODS HOMEOWNERS' ASSOCIATION,  
AN ILLINOIS NOT-FOR-PROFIT CORPORATION,  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS

Defendants

14 CH 11667

255 ASCOT LANE  
Streamwood, IL 60107

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF  
POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above and described as:

PARCEL I: LOT 35-B IN THE COMMONS OF SURREY WOODS, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1986 AS DOCUMENT NUMBER 86544179, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED DECEMBER 11, 1986 AS DOCUMENT NUMBER 86592225, IN COOK COUNTY, ILLINOIS. PARCEL II: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION AND AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87145444, AS AMENDED BY DOCUMENT NUMBER 87668960, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Commonly known as 255 ASCOT LANE, Streamwood, IL 60107

Property Index No. 06-15-408-122-0000 VOL. 060.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

**UNOFFICIAL COPY****Order Approving Report of Sale**

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

**IT IS FURTHER ORDERED:**

That the real property that is the subject matter of the instant proceeding is a condominium;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 1/12/14

**IT IS THEREFORE ORDERED:**

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$61,847.60 with interest thereon as by statute provided, against the subject property,

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509 the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee:	FEDERAL NATIONAL MORTGAGE ASSOCIATION
Contact:	JAMES TIEGEN
Address:	1 S. WACKER DRIVE SUITE 1400
	Chicago, IL 60606
Telephone Number:	(312) 368-6200

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 – 1701;

That the Sheriff of Cook County is directed to evict and dispossess SUZETTE CHARNESKE, AS HEIR/LEGATEE OF SHEILA J. GARDNER, SANDRA BURLEY, AS HEIR/LEGATEE OF SHEILA J. GARDNER, JANET SWANSON, AS HEIR/LEGATEE OF SHEILA J. GARDNER, JEFF GARDNER, AS HEIR/LEGATEE OF SHEILA J. GARDNER, and SHARON HATHAWAY, AS HEIR/LEGATEE OF SHEILA J. GARDNER from the premises commonly known as 255 ASCOT LANE, Streamwood, IL, 60107

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## Order Approving Report of Sale

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

The Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_ Judge Daniel Patrick Brennan

ENTER:

JAN 27 2016  
Circuit Court 1932

\_\_\_\_\_  
Judge

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL 60606  
(312) 541-9710  
Attorney File No. 14-0342  
Attorney Code. 40342  
Case Number: 14 CH 11667  
TJSC#: 35-14594

Property of Cook County Clerk's Office